

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **April 4, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Dan Hickey-Fire Services, Dale Parrett-Public Works, Aimee Webb-Development Coordinator, Mike Springstead-Springstead Engineering, Barry Ginn-Ginn Engineering, Terry Neal-Attorney, Becky Howard-Deputy Clerk, and Alysia Akins-Secretary.

The meeting convened at 2:05 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from March 28, 2005. Mr. Lukert seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

Parkwood Residential Subdivision Development – Major Development – Preliminary Plan Review

Ted Sentgeorge, Wantman Group, Inc., was present and requesting preliminary approval to develop a 383-unit subdivision. A large-scale land use amendment with conditions has been approved for this project property. Staff comments included the following: CR 101 improvements, current owner signature or authorization for the application, revised vicinity sketch, addition of legal description on plans, addition of contiguous property information on plans, proper street names, addition of details for “tot lot”, and label plans as preliminary. All conditions listed for the approval of the land use amendment have to be met. A berm will be provided on the east side of CR 101 when it is improved. Stormwater calculations for the drainage from CR 101 need to be provided. An additional drainage retention area may be needed. Needed improvements within the existing right-of-way were discussed. The approval of the large scale amendment was approved with the condition of the applicant making improvements within the existing right-of-way of CR 101, and could include taking the drainage from the road to the subdivision site. Mr. Sentgeorge explained he had been led to believe the improvement plans for CR 101 could be submitted separately. The proposed preliminary plans may not provide enough drainage on-site to accommodate the stormwater from any improvements to CR 101. Mr. Sentgeorge stated that no contact had been made with Public Works or with the property owner to the south concerning improvements to CR 101. Mrs. Rogers pointed out the improvements to CR 101 were an important part of the proposal and did not feel comfortable approving the development until all issues regarding CR 101 have been addressed. Mrs. Keenum informed the

applicant there was already an existing mobile home park located in Wildwood with the name Parkwood Village. The County will name the streets and assign the addresses for this development. Attorney Neal had issues with the restrictive covenants and will need to discuss these issues with the attorney that prepared them. None of the required Southwest Florida Water Management District permits have been applied for. All engineering comments will need to be addressed. The applicant is willing to submit any required bonds. The proposed locations of stop bars and stop signs were discussed regarding sight distance issues. There are four separate "pods" proposed. Concerns regarding the proposed dead-end roads were discussed. Stormwater management and off-site flow were discussed. Design details for the pond grading are needed. The proposed drainage retention area is considered open space, so the configuration for the ponds must be approved. Mr. Ginn will review the submitted traffic study information. There is an existing well on the property and a proposed well will be added. There will be no spray fields, but there will be perk ponds. Proposed buffers will provide a 100' setback with type "C" screening, which will be landscaped. Site design was discussed. A cover letter addressing all comments needs to be provided with the revised plans. The project property is located approximately ¼ mile south of Buffalo Ridge on CR 101. Mr. Sentgeorge was asked to contact Gary Moyer with the Villages regarding any CR 101 improvements they have planned. A typical section detail needs to be provided on the construction plans for CR 101. CR 101 does not currently meet county standards. It was the committee consensus to receive preliminary construction plans, or similar documents regarding CR 101 improvements, for review prior to approving the preliminary plans for the subdivision. The applicant will need to meet with Public Works to discuss the required improvements to CR 101.

Mr. Ginn moved to table the request for approval of the preliminary plans until revised plans addressing all comments and construction plans for CR 101 improvements can be submitted. Mr. Parrett seconded the motion and the motion carried.

Wendy's – Major Development – Preliminary and Engineering Plan Review

Rod Figge, BHR, Inc., was present to request preliminary and engineering approval to construct an 80-seat, 3144 square foot building for a Wendy's Restaurant. Staff comments included the following: addition of contact information on the plans, submit a copy of the recorded deed, provide a vicinity map on the plans, change St. Johns River Water Management District to Southwest Florida Water Management District on the plans, include monument sign information on the plans, include a full legal description on the plans, add zoning and land use information to the plans, include information regarding the proposed number of employees, include all building information to the plans, add a stop bar at the drive-thru, include details for the loading/unloading zone, correct the handicapped parking sign details, show all "Do Not Enter" signs on the plans, and provide a copy of the access agreement. The raised curb details for the handicapped ramp were discussed. Engineering comments included the following: provide a legal description and show tie-in-curbings. The shared access drive and traffic flow issues were discussed. Mr. Springstead recommended a 25' turn radius but the code requires 35' so a variance request will need to be submitted with the revised plans. Curb types, drainage information and grading plan elevations were discussed. Sheet 18 of the plans needs to be signed and sealed. All regulatory agency permits need to be submitted. Mr. Springstead requested 3 full sets of the plans.

Mr. Springstead moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mrs. Keenum seconded the motion and the motion carried.

Mrs. Keenum excused herself at 2:55 PM during the above discussion and returned at 3:05 PM to participate in the motion.

VOS: Buena Vista Blvd/Phase III/Part 2 (revised plans) – Major Development – Preliminary and Engineering Plan Review

Bob Palmer, Farner Barley and Associates, Inc., was present to request preliminary and engineering approval to construct .63 miles of roadway. Mr. Springstead requested 3 full sets of the revised plans.

Mr. Springstead made a motion to approve the preliminary and engineering plans, subject to 3 full sets of revised plans being submitted. Mr. Lukert seconded the motion and the motion carried.

VOS: Unit 113 – Final Plat Review

Ron Grant, Grant and Dzuro, was present to request final plat approval of a 42-lot subdivision. All comments have been submitted and the applicant will address them on the final mylar.

Mrs. Webb moved to approve the final plat, subject to all comments being addressed. Mr. Lukert seconded the motion and the motion carried.

The next meeting is scheduled for April 11, 2005.

Meeting adjourned at 3:15 PM.